

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: WA/33/19/HH

LOCATION: Longacres
Eastergate Lane
Walberton
BN18 0BA

PROPOSAL: Replace rear flat roof with pitched roof, replace front porch, replace cladding and remove front conservatory with alterations to internal arrangements and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks alterations to the property which include a replacement roof from flat to pitched, a replacement porch, the removal of an existing conservatory and alterations to the windows and external materials.
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RELEVANT SITE HISTORY

WA/38/18/HH	New vehicular access with parking & turning.	ApproveConditionally 17-07-18
WA/5/04/	Removal of Condition 3(iv) (Agricultural Occupancy) on Planning Permission WA/12/67.	ApproveConditionally 15-04-04

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Walberton Parish Council

Walberton Parish Council provided no objection to the application.

No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Request standard condition is applied for details of surface water drainage.

Comments noted however it is not considered necessary to apply as the footprint is reducing with an existing conservatory to be removed.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary
A.S.C (Adverts)

DEVELOPMENT PLAN POLICES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
CSP1	C SP1 Countryside

Walberton Neighbourhood Plan Policy 2017 HP13 Design Guidance

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development falls outside of the built up area boundary however the application seeks works to an existing dwelling located within an established residential area. Therefore the principle of the development is considered acceptable and as such will be assessed against relevant development plan policies which in this case are DDM1 and DDM4 of the Arun Local Plan.

CSP1 refers to land Outside the Built-Up Area Boundaries (as identified on the Policies Maps) and will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is: f. in accordance with other policies in the Plan which refer to a specific use or type of development.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HP13 of the Walberton Neighbourhood Development plan states that where new development would have an effect on the appearance or character of the surrounding area, it is to be of a high quality of design, and must contribute to local character.

DESIGN AND VISUAL AMENITY

The proposal will be to the front and rear of the dwelling however due to the siting of the dwelling which

is set back 23m from the road frontage and with sufficient hedging in place the view of the dwelling from the street scene is restricted.

The roof type to the rear of the dwelling will alter from flat to pitched however the development appears subservient to the host dwelling. The existing conservatory to the front will also be removed and the existing flat roof porch replaced with a pitched roof to a height of 3.2m. As a result of the siting of the dwelling set back from the street scene the development is not considered unduly dominant.

The dwelling currently has white cladding to the front however it is proposed to replace this with black weatherboarding which will extend along all first floor elevations. Whilst this material is not common in the vicinity, the surrounding properties are varied in style and design and with the dwelling set back from the road the change is not considered to adversely impact upon the street scene.

Whilst the change in material will alter the appearance of the dwelling it is not considered to be significant in such that it adversely impacts the spatial pattern or character of the area and as a result accords with DDM1 and DDM4 of the Arun Local Plan and HP13 of the Walberton Neighbourhood Plan.

RESIDENTIAL AMENITY

To the rear of the property there is an existing two storey projection with a flat roof. This will be replaced with a pitched roof. As a result of the alteration to the roof the height will increase by 1.5m. This however still sits below that of the ridge height of the host dwelling. There is also approximately 10m retained to the side boundaries which is sufficient to ensure the proposal does not appear overbearing or overshadowing upon neighbouring amenity.

The conservatory situated to the southern elevation will be removed and a replacement porch constructed. The porch will have a height of 3.2m with eaves to 2.6m. With sufficient distances to all boundaries the alterations to the front elevation does not give rise to any adverse impacts upon neighbouring amenity.

There will be additional windows sited to east and west elevation at first floor level however again as a result of the distances to the boundaries it is not deemed to give rise to any overlooking additional to that which can already be achieved.

The proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

There is currently an internal double garage however one will be removed and replaced with a window to form a utility/store area. There is sufficient space surrounding the property in such that the loss of a garage will not impact upon parking or highway issues in the area.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location Plan
 - Block Plan
 - Existing and Proposed Elevations and Floor Plan - 59972/02
 - Proposed First Floor Plan - 59972/01
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.